

MINUTES OF THE ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF

THE VINTAGE COLLECTION AT PRAIRIE TRAIL

The annual meeting for the association of The Vintage Collection at Prairie Trail was held in Ankeny, Iowa on the 15th day of July 2024 pursuant to notice as contained in the Bylaws provided to the Board, and waiver of notice signed by all Directors of the Association was called to order at 7:01pm.

Present were the following Directors and Unit Owners, being the owners of a majority of the outstanding votes, and constituting a quorum, namely:

Directors, In Person

1. Rick Chimienti
2. Bill Downing
3. Thomas Sandholm
4. Susan Stockdale
5. Daniel Summers

Unit Owners, In Person

2040 -	2108 – Susan Rhoades	2216 - PROXY	2707 – Debbie Binner
2042 -	2110 -	2218 -	2709 -
2044 – Carol Sandholm	2114 – Dawn West	2601 - PROXY	2713 – Susan Stockdale
2046 - PROXY	2116 – Chelsea Kumbera	2603 – Dan Summers	2715 -
2048 – Diana Klufas	2120 – Kenneth Barrick	2607 – Cody Dolinsek	2717 – PROXY
2050 – Neil Fell	2122 - PROXY	2609 -	2719 – Michael Lewis
2054 – Becky Johnson	2204 - PROXY	2611 -	2801 - PROXY
2056 -	2206 – Carla Chimieni	2613 - PROXY	2803 – Bill Downing
2102 -	2210 - PROXY	2703 –	
2104 -	2212 – Heidi Heronimus	2705 – David Strope	

Total Number of Unit Owners Represented	17
Total Number of Proxies	9
Percent of Votes Outstanding	68.4%

Minutes – Vintage Collection @ Prairie Trail Townhomes Home Owners Association

July 15, 2024

The meeting was called to order @ 7:01 p.m. Homeowners were asked to sign in as they arrived. Actual present households numbered 17 with 9 proxies totaling 26. A quorum of 68.4% homeowners was declared.

Minutes from the previous annual meeting on July 28, 2023, were summarized by Susan Stockdale and approved by Heidi Heronimus and seconded by Frank Rhoades. Motion passed.

New Business included the following points covered by Rick Chimienti:

- 1) Homeowners were informed/reminded that as part of the Prairie Trail District, homeowners will be assessed a scholarship lien of .5 percent upon selling their property. This scholarship is available to any college bound student whose family lives in the Prairie Trail district.
- 2) Our HOA is subject to the P.T. Master Covenants and Architectural Review Board with the city of Ankeny which defines exterior paint colors for siding, trim and front doors.
- 3) The board of directors is working on a demand letter to Mapes Construction for the reimbursement incurred in including the homes on Westwood St. into the HOA.
- 4) Voting for the 2024-2025 Board of Directors (Rick Chimienti, Susan Stockdale, Bill Downing, Dan Summers, and Tom Sandholm) took place by a show of hands. The Board was approved unanimously.
- 5) For the 2024-2025 budget Jeff Horner from Property Management by Design discussed in detail our financial standing, items repaired, and a general rundown once again of the Buildium website that contains a vast amount of HOA information. The floor was opened for questions which were all answered.
- 6) Heidi Heronimus talked about all homeowners need to check their individual homeowner insurance to see if they have a 'loss assessment' provision and all agreed this was a great reminder to everyone.

A motion to adjourn was made by Heidi Heronimus and seconded by Susan Rhoades. Motion passed.

Michael A. Lewis
2717 SW Prairie Trail Pkwy

Heidi Devennis
2210 SW Westwood St

Heidi Devennis
2204 SW Westwood St

Heidi Devennis
2212 SW Westwood St

David S. Bohan
2042 SW Cascade Falls

[Signature]
2116 SW Westwood St.

Diana Sue Klufs
2048 SW Cascade Falls Dr

Carol Sandholm
2046 SW Cascade Falls Dr.

Carla Clements
2206 SW Westwood

Susan Rhoades
2108 SW Westwood

DAVID STROPE
2705 SW Prairie Trail Pkwy

Michael A. Lewis
2719 SW Prairie Trail Pkwy

Heidi Devennis
2216 SW Westwood St

Heidi Devennis
2801 SW SW Prairie Trail Pkwy

K. Brant
2120 SW Westwood St.

Naomi West
2114 SW Westwood St

Neil W. Fell
~~2050~~ 2050 SW Cascade Falls
Drive

Carol Sandholm
2044 SW Cascade Falls Dr.

Becky Johnson
2054 SW Cascade Falls Dr

Patricia Blitted Finkle
2040 SW Cascade Falls
Dr.

LOE Stump
2703 SW Prairie Trail Pkwy

Debbie Binner
2707 SW Prairie Tr. Pkwy

DAN SUMMERS
2603 SW PRAIRIE TRAIL

Dan Summers

JAY STROSNICK
2613 SW PRAIRIE TRAIL

Dan Summers

BEVERLY ROGERS
2601 SW PRAIRIE TRAIL

Dan Summers

COPY DOLINSEK
2607 SW PRAIRIE TRAIL

Dan Summers

SUSAN R STOCKDALE
2713 SW Pr. Tr. Pky

[Signature]

Bill Downing
2808 SW Prairie Tr Pky

[Signature]

RICK CHIMENTI
2122 SW WESTWOOD ST

R. Chimenti

PROXY FORM

Date: 7-15-24

2613

I, Jay Strosnick, owner of 2613 SW Prairie Trail Pkwy
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail hereby appoint

Dan Summers who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association annual meeting to be held the Kirkendall Public Library, Room A on or at any continuation of the meeting. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on July 15, 2024 from 7:00pm to 8:30pm and will expire at the adjournment of the annual association meeting.

Jay Strosnick
Homeowner Printed Name

[Signature]
Homeowner Signature

7-15-24
Date

Proxy Forms can be:

- Delivered to your designee and brought to the meeting.
- Delivered to any board member prior to the meeting.
- Scanned and emailed to ADMIN@PM-ByDesign.com 48 hours prior to meeting.
- Mailed and received within 5 days of the annual meeting to:

Property Management by Design
C/o: Vintage Collection Proxy
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

2601

Date: 7/8/2024

I, Beverly Rogers, owner of 2601 SW Prairie Trail Pkwy,
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail hereby appoint

Dan Summers who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association annual meeting to be held the Kirkendall Public Library, Room A on or at any continuation of the meeting. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on July 15, 2024 from 7:00pm to 8:30pm and will expire at the adjournment of the annual association meeting.

Beverly Rogers
Homeowner Printed Name

[Signature] 7/8/2024
Homeowner Signature Date

Proxy Forms can be:

- Delivered to your designee and brought to the meeting.
- Delivered to any board member prior to the meeting.
- Scanned and emailed to ADMIN@PM-ByDesign.com 48 hours prior to meeting.
- Mailed and received within 5 days of the annual meeting to:

Property Management by Design
C/o: Vintage Collection Proxy
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 7/14/24

I, Dawn Steenhoek, owner of 2122 SW Westwood St
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail hereby appoint

Rick Chimienti who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association annual meeting to be held the Kirkendall Public Library, Room A on or at any continuation of the meeting. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on July 15, 2024 from 7:00pm to 8:30pm and will expire at the adjournment of the annual association meeting.

Dawn Steenhoek

Homeowner Printed Name

[Signature]
Homeowner Signature

7/14/24
Date

Proxy Forms can be:

- Delivered to your designee and brought to the meeting.
- Delivered to any board member prior to the meeting.
- Scanned and emailed to ADMIN@PM-ByDesign.com 48 hours prior to meeting.
- Mailed and received within 5 days of the annual meeting to:

Property Management by Design
C/o: Vintage Collection Proxy
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 7-15-24

I, Melissa Neal, owner of 2801 SW Prairie Trail Hwy
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail hereby appoint

Heidi Heronimus who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association annual meeting to be held the Kirkendall Public Library, Room A on or at any continuation of the meeting. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on July 15, 2024 from 7:00pm to 8:30pm and will expire at the adjournment of the annual association meeting.

Melissa Neal
Homeowner Printed Name

Melissa Neal
Homeowner Signature

7-15-24
Date

Proxy Forms can be:

- Delivered to your designee and brought to the meeting.
- Delivered to any board member prior to the meeting.
- Scanned and emailed to ADMIN@PM-ByDesign.com 48 hours prior to meeting.
- Mailed and received within 5 days of the annual meeting to:

Property Management by Design
C/o: Vintage Collection Proxy
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 7/15/2024

I, Lori Wuebker, owner of 2816 SW Westwood St.
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail hereby appoint

Heidi Heronimus who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association annual meeting to be held at the Kirkendall Public Library, Room A on or at any continuation of the meeting. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on July 15, 2024 from 7:00pm to 8:30pm and will expire at the adjournment of the annual association meeting.

Lori Wuebker
Homeowner Printed Name

Lori Wuebker
Homeowner Signature

7/15/2024
Date

Proxy Forms can be:

- Delivered to your designee and brought to the meeting.
- Delivered to any board member prior to the meeting.
- Scanned and emailed to ADMIN@PM-ByDesign.com 48 hours prior to meeting.
- Mailed and received within 5 days of the annual meeting to:

Property Management by Design
C/o: Vintage Collection Proxy
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 7-15-2024

I, Debra Hagge, owner of 2204 SW Westwood St.,
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail hereby appoint

Heidi Hevonimus who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association annual meeting to be held the Kirkendall Public Library, Room A on or at any continuation of the meeting. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on July 15, 2024 from 7:00pm to 8:30pm and will expire at the adjournment of the annual association meeting.

Debra Hagge
Homeowner Printed Name

Debra Hagge 7-15-24
Homeowner Signature Date

Proxy Forms can be:

- Delivered to your designee and brought to the meeting.
- Delivered to any board member prior to the meeting.
- Scanned and emailed to ADMIN@PM-ByDesign.com 48 hours prior to meeting.
- Mailed and received within 5 days of the annual meeting to:

Property Management by Design
C/o: Vintage Collection Proxy
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 7/15/2024

I, Paula A. Lange, owner of 2210 SW Westwood, Ankeny IA
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail hereby appoint

Heidi Herovimus who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association annual meeting to be held the Kirkendall Public Library, Room A on or at any continuation of the meeting. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on July 15, 2024 from 7:00pm to 8:30pm and will expire at the adjournment of the annual association meeting.

Paula A. Lange
Homeowner Printed Name

Paula Lange 7/15/2024
Homeowner Signature Date

Davis Lange

Proxy Forms can be:

- Delivered to your designee and brought to the meeting.
- Delivered to any board member prior to the meeting.
- Scanned and emailed to ADMIN@PM-ByDesign.com 48 hours prior to meeting.
- Mailed and received within 5 days of the annual meeting to:

Property Management by Design
C/o: Vintage Collection Proxy
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: July 15, 2024

I, Marty + Janet Eslick, owner of 2046 SW Cascade Falls Dr.
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail hereby appoint

Carol Sandholm who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association annual meeting to be held the Kirkendall Public Library, Room A on or at any continuation of the meeting. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on July 15, 2024 from 7:00pm to 8:30pm and will expire at the adjournment of the annual association meeting.

Janet Eslick
Homeowner Printed Name

Janet Eslick
Homeowner Signature

6/15/24
Date

Proxy Forms can be:

- Delivered to your designee and brought to the meeting.
- Delivered to any board member prior to the meeting.
- Scanned and emailed to ADMIN@PM-ByDesign.com 48 hours prior to meeting.
- Mailed and received within 5 days of the annual meeting to:

Property Management by Design
C/o: Vintage Collection Prairie
2602 SW Westwinds Blvd
Ankeny, IA 50023

PROXY FORM

Date: 7-9-24

I, Brendan Maher, owner of 2717 SW Prairie Trail Parkway
(Name of Homeowner) (Homeowner Address)

and a voting member of The Vintage Collection at Prairie Trail hereby appoint

neighbor Mike who is another voting member of the association, to serve as
(Name of Proxy)

my proxy holder to attend the association annual meeting to be held the Kirkendall Public Library, Room A on or at any continuation of the meeting. I am authorizing the proxyholder named above to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the association annual meeting held on July 15, 2024 from 7:00pm to 8:30pm and will expire at the adjournment of the annual association meeting.

BRENDAN MAHER
Homeowner Printed Name

Brendan Maher
Homeowner Signature

7-9-24
Date

Proxy Forms can be:

- Delivered to your designee and brought to the meeting.
- Delivered to any board member prior to the meeting.
- Scanned and emailed to ADMIN@PM-ByDesign.com 48 hours prior to meeting.
- Mailed and received within 5 days of the annual meeting to:

Property Management by Design
C/o: Vintage Collection Proxy
2602 SW Westwinds Blvd
Ankeny, IA 50023